

Seven Acres Lane, Norden OL12 7RL

Asking Price £285,000



ADAMSONS BARTON KENDAL are delighted to offer for sale this three bedroom semi detached family home, situated in a highly popular and sought after area with Norden with close links to a wide range of amenities which the village has to offer including schools, shops, restaurants and bars. The deceptively spacious property is perfect for a growing young family; ground floor accommodation comprises briefly of an entrance hallway with under stairs storage, fitted kitchen, lounge, dining room, and a conservatory to the rear. To the first floor, there are three well proportioned double bedrooms, and a family bathroom suite positioned off a generous landing space. The property boasts a private driveway for multiple vehicles, and a detached single garage. To the rear, there is a south westerly facing garden which backs on to Norden Cricket Club with stocked borders and lovely patio areas. Benefitting from uPVC double glazing throughout, and a gas fired central heating system. The property is offered for sale with no onward chain, and early viewing comes recommended to appreciate the position of this wonderful family home.

Early Viewing Recommended

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA
Tel : (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Hallway - 2.01m x 3.45m (6'7" x 11'4") - A spacious hallway with stairs access to the first floor Accommodation and under stairs storage.

Kitchen - 3.45m x 2.71m (11'4" x 8'11") - Fitted kitchen comprising a range of wall and base units with complementary work surfaces, serving hatch with potential to knock through into the dining room if desired, access to side driveway.

Lounge - 4.73m x 3.45m (15'6" x 11'4") - Reception room with electric fire and feature surround, sliding doors to dining room

Dining Room - 3.28m x 2.71m (10'9" x 8'11") - Neutral décor, serving hatch to kitchen and uPVC sliding doors to conservatory.

Conservatory - 2.39m x 2.92m (7'10" x 9'7") - Access to rear garden.

First Floor

Landing - 2.59m x 2.36m (8'6" x 7'9")

Bedroom One - 4.14m x 3.42m (13'7" x 11'3") - Double bedroom to rear with fitted wardrobes.

Bedroom Two - 4.14m x 2.73m (13'7" x 9') - Double bedroom to rear with fitted wardrobes.

Bedroom Three - 3.27m x 2.51m (10'9" x 8'3") - Double bedroom to front with fitted wardrobes.

Shower Room - 2.59m x 1.63m (8'6" x 5'4") - Three piece shower room with low level WC, vanity sink unit and shower cubicle, vinyl flooring, fully tiled walls and chrome towel radiator.

External

Boasting a large private driveway for numerous vehicles to the front and side, and a detached **SINGLE GARAGE** with power. To the rear, there is a south westerly facing garden with patio areas for outdoor dining. As with neighbouring properties, there is scope for extension to the side and rear subject to receiving the relevant planning permissions. The property sits on a highly popular development with close links to some of the Borough's most stunning countryside stretching up to Shawfield, across Greenbooth Reservoir and beyond. Norden village centre is also within walking distance and offers a wealth of amenities including shops, bars and restaurants with well regarded schools also nearby.





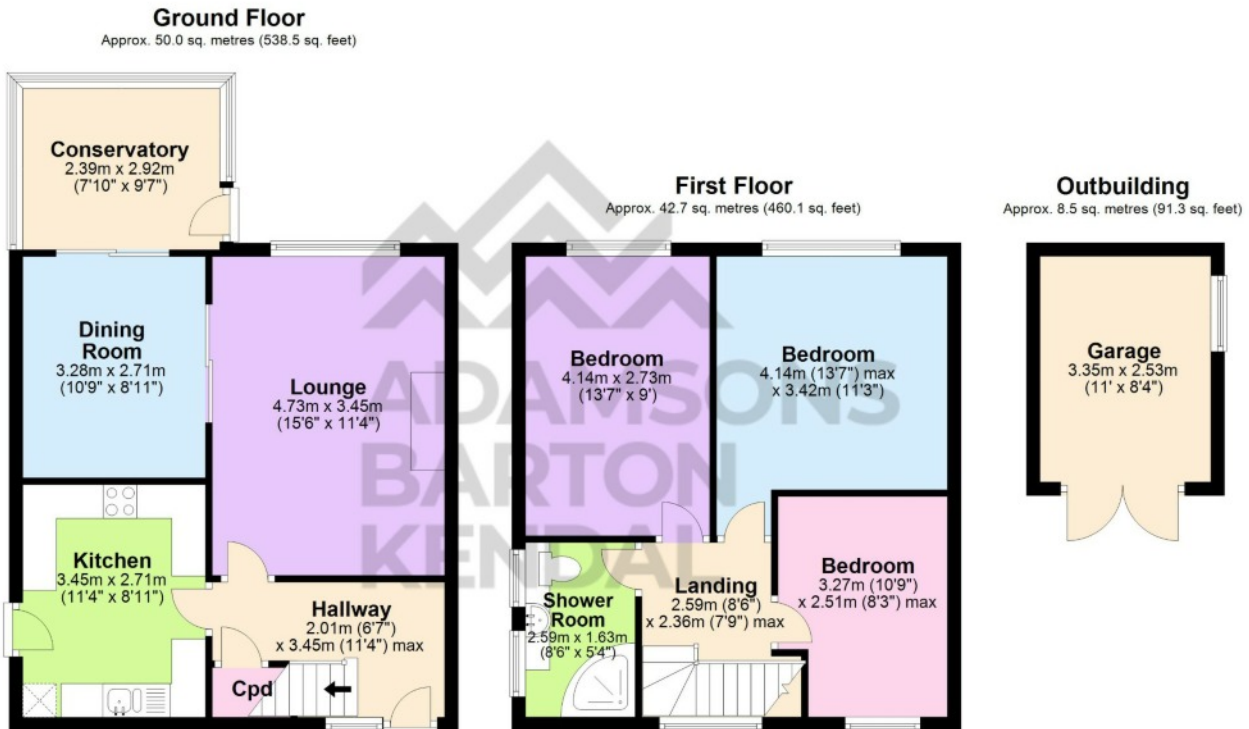
ADDITIONAL INFORMATION

Council Tax Band - C

Energy Performance Cert - C70

Tenure - Leasehold

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Total area: approx. 101.3 sq. metres (1089.9 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

w - abkproperty.co.uk

e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification